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THE ANDHRA PRADESH GAZETTE

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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT
DEPARTMENT**

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE FROM AGRICULTURE USE ZONE TO RESIDENTIAL USE IN K.ANNAVARAM VILLAGE AND GRAM PANCHAYAT, BHIMAVARAM MANDAL, WEST GODAVARI DISTRICT.

[Memo. No. 7012/H1.2009-1, Municipal Administration and Development, 29th August, 2009.]

The following draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.951 MA., dated 27.11.1987, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in R.S.Nos.87, 88, 92/1, 92/3 (Part), 92/4 (Part) and 93 of K.Annavaram Village and Gram Panchayat, Bhimavaram Mandal, West Godavari District to an extent of Ac.26.01 cents, the boundaries of which are shown in the schedule below and which is earmarked for Agriculture use zone in the General Town Planning Scheme (Master Plan) of Bhimavaram Town sanctioned in G.O.Ms.No.951 MA., dated 27.11.1987, is now proposed to be designated for Residential use by variation of change of land use as marked "A to P" as

shown in the revised part proposed land use map bearing G.No.9210/2007/R, which is available in Municipal Office, Bhimavaram Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996 to the K.Annavaram Gram Panchayat before issue of confirmation orders.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall follow the terms and conditions imposed by the Executive Engineer, Irrigation Department, Godavari Western Division, Nidadavole, West Godavari District for construction of culvert.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 20 feet wide road.
East	:	Existing 40 feet wide K.Annavaram – Bhimavaram Road.
South	:	Agricultural land in R.S.No.97, 98, 99 & 100.
West	:	Existing 20 feet wide road and Agricultural lands in R.S.Nos.91, 92/2 and 94.

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE FROM PUBLIC AND SEMI PUBLIC USE ZONE (RECREATION AND ENTERTAINMENT USE) TO COMMERCIAL USE IN KAKINADA TOWN.

[Memo. No.420/H1.2009-2, Municipal Administration and Development, 29th August, 2009.]

The following draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.389 MA., dated 10.9.1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in T.S.No.1499/2 of Kakinada Town to an extent of 2107.06 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use zone (Recreation and Entertainment use) in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No.389 MA., dated 10.9.1975 is now proposed to be designated for Commercial use by variation of change of land use as marked "A" as shown in the revised part proposed land use map GTP No.23/2009/R, which is available in Municipal Office, Kakinada Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996 to the Kakinada Municipal Corporation before issue of confirmation orders.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
9. The applicant shall handover the site affected under road widening (Road over Bridge) free of cost through registered gift deed to the Kakinada Municipal Corporation.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing road to be widened to 80 feet wide as per Master Plan.
East	:	House of M.Manikyam.
South	:	Gopal Automotive Limited.
West	:	I.O.C.Petrol Bunk.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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